

## AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)

<b>Name of Item</b>	Group of eight joined shops with dwellings above	<b>Reference N°</b>	3 13 06																								
<b>Other Names</b>		<b>Land Title</b>																									
<b>Address</b>	23-37 Morris Street	<b>Locality</b>	Summer Hill																								
		<b>Postcode</b>	2130																								
<b>Item Type</b>	Building	<b>Owner/s</b>																									
<b>Group Name</b>																											
<b>Statement of Significance</b>	<p>This suite forms an important element of the streetscape here, especially as it is complemented by three properties similarly facing Morris Street opposite. It is a substantial structure demonstrating the erstwhile commercial and retail values of this street, so close to Smith Street. Its history as a part of the Tavistock Estate has interesting associations with James Bartlett, the original entrepreneur, and also with subsequent property owners and a great variety of small businesses that have been part of Ashfield's history. The architectural potential of the group and, quite likely, its business possibilities, also make it worthy of consideration as an item of the heritage, despite modifications.</p>																										
<b>Summary of Significance</b>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%;">Rare</th> <th style="width: 15%;">Associative</th> <th style="width: 15%;">Representative</th> </tr> </thead> <tbody> <tr> <td><b>Historic</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td><b>Aesthetic</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td><b>Social</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td><b>Scientific</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td><b>Other</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>				Rare	Associative	Representative	<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Scientific</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<p><b>Condition as observed from street</b> —</p> <p style="margin-left: 20px;"><input type="checkbox"/> Intact</p> <p><b>Minor alteration</b> —</p> <p style="margin-left: 20px;"><input type="checkbox"/> Sympathetic</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Unsympathetic</p> <p><b>Major alteration</b> —</p> <p style="margin-left: 20px;"><input type="checkbox"/> Sympathetic</p> <p style="margin-left: 20px;"><input type="checkbox"/> Unsympathetic</p> <p><b>Modifications</b> —</p> <p>All the shopfronts and some of the upstairs bays have been altered. There was possibly a posted awning and balcony ensemble above the footpath</p>																										



<b>Photo Roll N°</b> 20	<b>Frame N°</b> 16	<b>Survey Date</b> 14/3/02	<b>Surveyed by</b> RI
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## Ashfield Heritage Study Review of Areas Zoned 2(a)

<p><b>Current Use</b></p> <p>Group of eight joined shops with dwellings above, 23-37 Morris Street, Summer Hill</p>	<p><b>Reference N°</b></p> <p>3 13 06</p>
<p><b>Heritage Listing</b>      Recommended</p>	
<p><b>Themes : Local</b></p> <p>Subdivision and consolidation The Boom Years</p>	<p><b>Themes : State</b></p> <p>Towns, suburbs and villages</p>
<p><b>Historical Notes</b></p> <p>This little section of Summer Hill reflects the influence of the entrepreneur James Bartlett, a builder who was responsible for many Ashfield developments including the Tavistock Estate, of which this site is part. Bartlett lived in 'Prospect Hall', a house he built in 1874 and which once stood in Seaview Street, between Prospect Road and Old Canterbury Road. He could not have envisioned the great development of Ashfield that was to occur especially during the Federation and Inter-War periods; he designated all the allotments in the Tavistock Estate, including those facing Smith Street, as villa sites. Lot 1 of Section A of Bartlett's estate was re-subdivided to enable the erection of these shops in Morris Street at Lorne Street.(1)</p> <p>The first Rate Book entry for this group is in 1885, when John Whitehead was the owner of eight sites that were evidently vacant.(2) By the following year the building had been erected for Whitehead and, according to the Rate Book, there were eight occupants. In those days the properties in Morris Street had no street numbers, so it is impossible to be specific about the occupancies. However, it seems likely that the first tenants were John Shanahan, grocer, William Bylefeld, clerk, James Fort, upholsterer, William Farren, bootmaker and Henry White, cabinetmaker.(3) Some of the properties were vacant from time to time, and the businesses of the tenants often changed or were not specified. A sample from <i>Sands</i> is the year 1906, when the occupants were J J Saisell, carpenter (No 23), Mrs Janet McKenzie, confectioner (No 25), Mrs Johnson (No 27), Mrs Ann Seymour (No 29), Mrs Joannah Farrell (No 35) and Michael de Plater, grocer (?) (No 37). The other premises were vacant. In 1933 the businesses were a butcher, a radio supplier (sic), a smallgoods shop, a children's wear shop and a grocer, the other properties being vacant. Among the later owners of the group were George Davis, W P Noller and William Barbour.(4)</p>	
<p><b>Physical Description</b></p> <p>This urbane yet simple terrace comprises eight joined premises as one building. The main facade addresses Morris Street and a secondary one faces Lorne Street, and the splayed corner contains an entrance doorway. The construction is loadbearing brickwork with a stuccoed finish. The planning is such that, in typical terrace form, the rear spaces are arranged as 'tunnel-backs', with small yards flanking the party walls, as may be seen on the Water Board's Detail Survey plan of 1890.</p> <p>The main facade is also typical in having two layers, one above the footpath awning and the other below. Upstairs there is a flat-roofed, faceted oriel bay in each tenancy, some of them altered, and above them rises a parapet which has plain recessed panels. It is possible that there was a two-storeyed posted awning along this facade, with access to the upper balconies from windows or doors which preceded the present faceted oriels. There is a pediment motif above No 29, while the parapet steps up at the corner and down again along Lorne Street, where it follows the line of the skillion roof. The form of the original verandah (it is presumed that there was one) is not known; the present awning is a metal suspended structure. The facade below it has been extensively altered and there are no longer any obviously retail shopfronts.</p> <p>A large mural with an arcadian landscape motif, funded by Ashfield Council, the Department of Community Services and the building owners, now adorns the Lorne Street wall of No 37 Morris Street.</p>	
<p><b>Information Sources</b></p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36, 170; Higinbotham &amp; Robinson map of Ashfield, 1883.  (2) Rate Book, East Ward, 1885, Nos 243-50, in Ashfield Council Archives.      (3) Rate Book, <i>ibid</i>, 1886, Nos 385-92; <i>Sands Directories</i>.      (4) Rate Book, <i>ibid</i>, 1887, Nos 389-96; 1888, Nos 426-32; 1895, Nos 435-42; 1896, Nos 437-44; all in Ashfield Council Archives. Space does not permit the listing of more in the paragraphs above, but some additional references are: Valuer-General's records, East Ward, 1908-10, Nos 741-48, giving valuations (typically £39 unimproved and £200 improved); <i>ibid</i>, 1920, Nos 927-34; 1928, Nos 954-61; and 1943, Nos 1037-44. See also <i>Wise's Suburban Directory</i>, 1936, in the Ashfield &amp; District Historical Society collection.</p>	